

2007-009626

Klamath County, Oregon



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05/30/2007 08:22:39 AM

Fee: \$26.00

After recording, return to:  
SCOTT C. SCHULTZ  
Attorney at Law  
969 Willagillespie Road  
Eugene, OR 97401

Until a change is requested,  
mail all tax statements to:  
NO CHANGE

## WARRANTY DEED

DOROTHY M. TARRANT, "Grantor", hereby conveys and warrants to DOROTHY MAE TARRANT and RUSSELL GENE TARRANT, Trustees, or their successors in trust, under the DOROTHY MAE TARRANT LIVING TRUST, dated March 21, 2007, and any amendments thereto, "Grantees", the following real property, free of encumbrances except for matters of public record:

### SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as: 4880 Gatewood Dr, Klamath Falls, OR

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THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

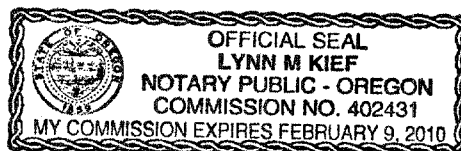
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

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THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

Dated this 23 day of May, 2007.

Dorothy M. Tarrant  
DOROTHY M. TARRANT



State of Oregon       )  
                                  ) ss.  
County of Lane       )

This instrument was acknowledged before me on the 23 day of May, 2007, by DOROTHY M. TARRANT.

Lynn M. Kief  
Notary Public for Oregon

## **EXHIBIT 'A'**

Lot 4 in Block 2 of Tract No. 1035 of GATEWOOD, Klamath County, Oregon

SUBJECT TO: Right of way, including the terms and provisions thereof, from H.E. Ankeny, et ux., and R.E. Cantrall, et ux., to United States of America, dated June 26, 1905, recorded May 18, 1907 in Book 22 at page 479. Deed Records of Klamath County, Oregon. (No specific location of record). Reservations set forth in deed from Fred McKendree and wife, to Fred D. Fletcher and wife, dated June 25, 1940 and recorded June 26, 1940 in Book 130 at page 191 of Deed Records of Klamath County, Oregon. (Affects Block 2 and Lots 1 thru 6 Blk 3). Set back provisions as delineated on the recorded plat. 25 feet from front lot line on all lots and 20 feet along side street lines. Utility easements as delineated on the recorded plat.

FURTHER SUBJECT TO: Reservations, restrictions and/or rights-of-way record and those apparent on the land.